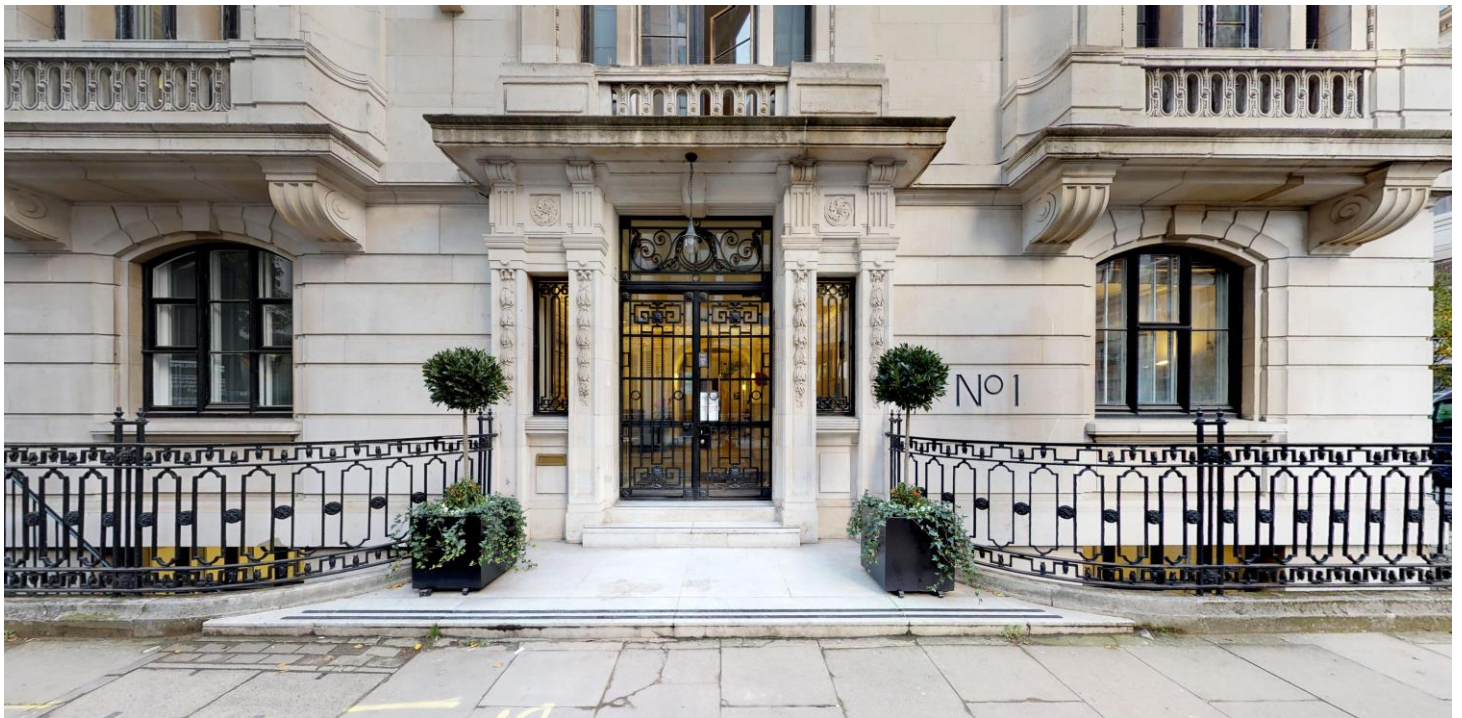


**Upon the Instruction of The Howard de Walden Estate  
NEWLY REFURBISHED OFFICE SUITE – ALL INCLUSIVE COST  
FLEXIBLE LEASE TERMS**



**3<sup>rd</sup> Floor, Suite 1 - 777 Sq Ft (72.18 Sq M)**

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## **LOCATION**

Duchess Street is ideally located, positioned within Marylebone and next to Fitzrovia it benefits from a wide variety of amenities on Marylebone High Street, Marylebone Lane and Great Portland Street. Regent's Park is only a short walk away allowing you access to 395 acres of parkland, excellent sport and leisure facilities and an open air theatre.

The building is in close proximity to major transport links and mainline stations including Oxford Circus, Bond Street (Crossrail), Great Portland Street and Regent's Park.

## **DESCRIPTION**

The 3<sup>rd</sup> floor, suite 1 is a newly refurbished self-contained office suite available on a flexible lease from a minimum 12 month term, providing the flexibility of a serviced office with the privacy of your own front door.

The suite comprises 4 rooms, kitchenette and 2 WCs. The unit benefits from high ceilings and superb natural light throughout.

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# 1 Duchess Street London W1W 6AN





**1 Duchess Street  
London  
W1W 6AN**

## AMENITIES

24 Hour Access  
Cat 5e Data Cabling  
Fibre Optic Available  
Kitchenette  
2x Private WCs

Managed Reception  
Comfort Cooling  
New Light Fittings  
New Carpet  
2x Passenger Lifts

## TERMS

A new lease direct from the Freeholder on flexible terms from a minimum of 12 months

## COSTS

£101,900 p.a. all-inclusive (rent, rates payable, service charge and dilapidations)

***There will also be 2x suites of approx. 750 sqft becoming available in the building during Q1 2019.***

The building is VAT elected

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## POSSESSION

Immediately

Viewings by arrangement through joint agents:-

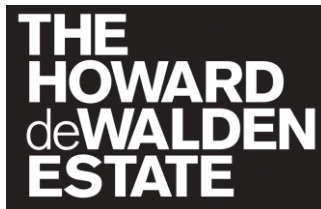
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